

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

HB 716 - SB 895

March 19, 2021

SUMMARY OF ORIGINAL BILL: Establishes that within certain counties the *Uniform Residential Landlord and Tenant Act* (Act) preempts all statutes governing the regulation of landlords and tenants and prohibits such counties from enacting regulations which add to, or conflict with, regulations therein.

FISCAL IMPACT OF ORIGINAL BILL:

NOT SIGNIFICANT

IMPACT TO COMMERCE OF ORIGINAL BILL:

NOT SIGNIFICANT

SUMMARY OF AMENDMENT (005425): Deletes and rewrites all language after the enacting clause such that the only substantive change would prohibit applicability being extended to counties based on their population from a subsequent federal census.

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- The Act:
 - Applies to the regulation of privately-owned rental properties within 17 counties; and
 - Establishes certain requirements for rental agreements, landlord obligations, tenant obligations, and how issues of noncompliance are remedied between private parties.
- This analysis assumes that statutes governing health, safety, fraud, fire safety, and zoning will remain in effect as not directly in conflict with provisions established by the Act nor specifically regulating landlords and tenants.
- Prohibiting such counties from enacting regulations which are in addition to, or conflict with, such provisions regarding rental agreements between private parties will not result in any significant fiscal impact to state or local government.

IMPACT TO COMMERCE WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions for the bill as amended:

- This analysis assumes that statutes governing health, safety, fraud, fire safety, and zoning will remain in effect as not directly in conflict with provisions established by the Act nor specifically regulating landlords and tenants.
- The proposed language may result in fewer regulations governing rental agreements between landlords and tenants; however, any decrease in such regulations is not estimated to significantly impact commerce or jobs in Tennessee.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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